

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 4/1/2014	(3) CONTACT/PHONE Ryan Hostetter, Senior Planner\ (805) 788-2351	
(4) SUBJECT Submittal of Amendment #2 to the Original Contract with Aspen Environmental Group Inc, to prepare an Environmental Impact Report for the Avila Point Coastal Plan Amendment/Development Plan/Coastal Development Permit in the amount of \$731,726 for consultant services; LRP2012-00003 & DRC2012-00048. District 3.			
(5) RECOMMENDED ACTION It is recommended that the Board approve and sign Amendment #2 to the Original Contract with Aspen Environmental Group to prepare an Environmental Impact Report (EIR) for the Avila Point project.			
(6) FUNDING SOURCE(S) Applicant Funded	(7) CURRENT YEAR FINANCIAL IMPACT \$731,726.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { X } Consent    { } Presentation                      { } Hearing (Time Est. ____ )    { } Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS { } Resolutions    { X } Contracts    { } Ordinances    { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)  19001390		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required        { X } N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY { X } N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) District 3 -			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Ryan Hostetter, Senior Planner

VIA: Ellen Carroll, Environmental Coordinator

DATE: 4/1/2014

SUBJECT: Submittal of Amendment #2 to the Original Contract with Aspen Environmental Group Inc., to prepare an Environmental Impact Report for the Avila Point Coastal Plan Amendment/Development Plan/Coastal Development Permit in the amount of \$731,726.00 for the consultant services; LRP2012-00003 & DRC2012-00048; District 3.

## **RECOMMENDATION**

It is recommended that the Board approve and sign Amendment #2 to the Original Contract with Aspen Environmental Group to prepare an Environmental Impact Report (EIR) for the Avila Point project.

## **DISCUSSION**

On September 10, 2013 the Board of Supervisors unanimously authorized the processing a Local Coastal Plan amendment for the Avila Point Project. The project includes a proposal to change the Land Use Category from Industrial to Recreation through an amendment to the Avila Beach Specific Plan and the San Luis Bay (Coastal) Area Plan. If approved, the project will remediate the former oil tank farm and set the stage for visitor serving lodging, commercial uses and open space on the site. The Environmental Impact Report will analyze the impacts for the proposed project as required by the California Environmental Quality Act.

Proposed Project: The project site is an approximately 95 acre property currently within the Industrial land use category just south of the community of Avila Beach. The property owner, Chevron Environmental Management Company, is requesting to change the land use category of the site from Industrial to Recreation in order to allow for the future development of a hotel and resort use with ancillary commercial uses such as a restaurant, spa and shopping. Chevron is also requesting a Development Plan and Coastal Development for site remediation.

Local Coastal Plan/Specific Plan Amendment: The site is currently designated Industrial. This land use category needs to be changed to a new designation that would accommodate re-use and re-development of the site. This rezoning requires a Local Coastal Plan amendment to both the San Luis Bay (Coastal) Area Plan and the Avila Beach Specific Plan to identify future appropriate development and uses, including development standards. The EIR along with the Local Coastal Plan Amendment would be considered by the County Planning Commission, and then forwarded to the Board of Supervisors. If approved by the County, the amendment would need to be submitted to, and approved by the California Coastal Commission.

Environmental Impact Report: The EIR scope of work includes evaluation of the following areas: aesthetics, agriculture, air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, noise, population/housing, public services/utilities, traffic, water, wastewater, land use, fiscal impacts, cumulative impacts and other sections as required by CEQA.

A Request for Proposals was distributed. Aspen Environmental Group was chosen because of their understanding of the project, expertise, and experience in preparing large scale EIRs for the County. This contract amendment is consistent with the County purchasing procedures.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

Other agencies and county departments involved in this project include (but are not limited to):

- Air Pollution Control District
- Environmental Health
- Regional Water Quality Control Board
- CA Department of Fish and Wildlife
- U.S. Corps of Engineers/USFWS
- County Public Works Department
- California Coastal Commission
- San Luis Harbor District
- Avila Beach Community Services District
- Cal Fire
- Cal Trans
- County Counsel

#### **FINANCIAL CONSIDERATIONS**

The applicant will fund the Contract Amendment. The consultant cost associated with this amendment is estimated to not exceed \$731,726.00 for the proposed scope of work. County Counsel has reviewed this contract amendment as to its form and effect.

#### **RESULTS**

The EIR will provide information regarding the environmental effects of the project, mitigation measures to lessen those effects and an analysis of project alternatives. This is consistent with the countywide goals of providing a well-governed and livable community. The EIR is one of the documents the decision-makers will consider when making a decision on the project.

#### **ATTACHMENTS**

1. Aspen Contract #2
2. Exhibit A - Location Map
3. Exhibit B - Aspen Scope of Work
4. Exhibit C - Aspen Rate Sheet